



SELSEY NEIGHBOURHOOD PLAN 2014-2029

POLICIES

REFERENDUM ISSUE MAY 2021

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FOREWORD

Selsey Town Council has committed to producing a Neighbourhood Plan for Selsey, recognising the opportunities that having an adopted plan offers in terms of the community's chance to play a part in the planning process and the increased benefit to the town through being able to take advantage of a greater share of the Community Infrastructure Levy.

Background

Selsey's Neighbourhood Plan, created in consultation with the community over the past few years, was subject to review by an Independent Examiner as part of the neighbourhood planning process. In response to the Final Report of the Independent Examiner following that review, in February 2016 Selsey Town Council decided to withdraw the previous version and to proceed to re-draft the Plan to address the issues identified by the Examiner. The result of that re-drafting is contained within this document. The Selsey Neighbourhood Plan, originally in two parts, has now been edited for clarity into three separate sections: **Policies** contains only the specific policies that are permitted under current Government Guidance for Neighbourhood Plans. **Annex A – History, Design and Guidance – Background Evidence** contains the remainder of the original first section. **Annex B – Audit Guidance – Background Evidence** is carried over unchanged from section two of the original Plan.

This issue of the document reflects the position following the Regulation 16 consultation and the publication of the Examiners Report in October 2018.

Policies

This part of the document contains the policies that Selsey Town Council has determined that best suit the needs and aspirations of the Selsey Community. They are presented in a clear and concise manner, removing any ambiguity that may have been present in the withdrawn plan. The detailed changes made are as follows: -

- Simple numeric numbering of policies from 001 upwards
- Removal of any specific housing allocations, as those at Park Farm and Drift Field have already been granted Planning Permission and satisfy the minimum allocation of 150 homes determined by the Chichester Local Plan for Selsey.
- Redefinition of the Settlement Boundary to include Park Farm and Drift Field.
- Removal of the Conservation Area Maps and replacement with a URL link to those maps on the Chichester District Council Website, ensuring the most up to date maps are accessible.
- Removal of the individual maps of Retail Centres, Employment Allocations and Recreational Spaces and replacement with a single Policies Map, showing those categories of land usage.
- Inclusion of the map showing the defined area for the Neighbourhood Plan, as approved by Chichester District Council in December 2012

Annex A – History, Design and Guidance – Background Evidence

This part contains the materials previously intermixed with the policies in the withdrawn Plan. It contains background information used in

drawing up the Selsey Neighbourhood Plan, Design and Guidance for developers and the wider Selsey Community. It also incorporates the aspirations of the Selsey Community, including a list of Selsey Infrastructure Projects. Wherever possible this has been aligned with the Selsey 2016-2019 Business Plan.

Selsey Town Council would encourage developers to read this part in conjunction with **Policies** as it believes that there is valuable information in here that will aid and assist.

Annex B – Audit – Background Evidence

This section is unchanged from the withdrawn Plan, other than to adopt a common document layout with the other two parts.

DESIGN

Background

Whilst Selsey can boast an impressive collection of listed buildings, there is no easily identifiable single overarching architectural character or vernacular style. However, there are many instances where the local vernacular is relevant and where opportunities arise this should be taken into account. Furthermore, given the way the town has evolved in waves over time from being a small village in the late 1800's, to a town of more than 10,000 by 2010, there are quite distinct areas defined by the different styles of architecture prevalent at the time of construction.

The Neighbourhood Plan should be used to try to maximise the benefits from any new development, be it large or small scale, and to minimise the impact it might have on both existing residents and the environment. We must be at the forefront of behavioural change and be willing to support the use of renewable energy as a tangible means of reducing our local carbon footprint.

As identified in the census, Selsey's unique set of circumstances – located at the tip of the peninsula, serviced by a single road with an 8-mile journey to the nearest major retail and employment centre - result in higher than average car ownership in the town.

Policy 001

- New development should recognise the distinctive character of the Parish and sensitively contribute to creating buildings of a high-quality architectural design.
- Contemporary and innovative materials and design will be supported.
- Materials in any new development should complement the established vernacular by being in keeping with the materials used in the immediate area.
- In terms of design, new development should take account of the height and scale of building elevations in the context of the topography of the local area in relation to the coastline, built form and rural hinterland.
- Developments should be enhanced by landscaping, where appropriate, with the use of native planting wherever possible and, in exposed locations, established specimens may be required.
- New development should be designed to minimise the impact of flooding.

HISTORIC ENVIRONMENT

Background

It is important to not only consider new developments, but also consider the historical context of Selsey.

Selsey benefits from having two Conservation Areas, but these only cover a small part of the overall built environment and therefore does not afford protection to other, historical or iconic features of the town. The National Planning Policy Framework and guidance from Historic England needs to be taken into account in any planning applications, but it should be noted that policies applied nationally can lack local context.

Policy 002

Any new development that will affect either directly, or the setting of any listed buildings or a conservation area, will be expected to recognise, respect, conserve or enhance and seek to better reveal the significance of that building or area. The effect of development on the significance of locally listed buildings and other non-designated historical assets will be judged having regard to the scale or harm of any loss and the significance of the heritage asset.

CONSERVATION AREAS

The Selsey High Street Conservation Area Map and East Selsey Conservation Area Map may be found on the Chichester District Council website at:

<http://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals>

DEVELOPMENTS

Background

The Chichester Local Plan: Key Policies 2014-2029 has allocated a minimum of 150 homes to Selsey. These new houses will be a mix of open-market, affordable and housing association properties. Priority will be given to the development of infill and brownfield sites where possible, practical and feasible as the primary means of delivering the housing quota.

However, cramming or 'garden grabbing' should be avoided as it can be detrimental to the street scene, market values and the environment and can adversely affect the character of an entire area. Because of this preference for brownfield sites and the decision not to support back-garden development, it is clear that some development will be required on what are currently classed as greenfield sites, in order to deliver our share of the housing need.

Development on greenfield sites will always be contentious and therefore development within the agricultural land surrounding Selsey should only be considered as a last resort, as it would not only significantly change the character of Selsey but also remove prime agricultural land from production at a time of national shortages. As such, preference will be given to greenfield sites which nest into the current footprint of the town, over any expansion to the north/north eastern edge of the town. Care must be exercised to ensure that all other alternatives have been explored before any land is removed from food production or any decision is taken to develop greenfield sites.

Overview of schemes:

The two sites identified during consultation to meet the Chichester Local Plan housing requirements have subsequently been granted planning permission and will deliver up to 249 houses towards the adopted Chichester Local Plan allocation. These two sites are:

- Park Farm/Middle Field – delivering a mixed-use development of a Supermarket, 60-Bed Hotel, 2 Restaurant/Bars, Multi-Use Clinic and up to 139 houses.
- Drift Field – delivering 110 houses.

These two sites are shown on the Policies Map in Appendix II.

SETTLEMENT BOUNDARY

Background

The existing settlement policy boundary was last defined in the 1999 Local Plan.

In recent years, the SPA boundary has been under pressure as the result of the District Council interim policy on housing (Facilitating Appropriate Development - FAD) and several large-scale planning applications on land adjoining the boundary. The FAD policy opened the door on limited housing outside the adopted boundary, with an indicative limit of 50 units for Selsey.

In 2012, outline permission was granted on appeal at Park Farm for 50 units, in line with the FAD. In the appeal decision, the Inspector suggested that Park Lane would make an appropriate northern boundary to the town. A further application for 100 units at Drift Field was dismissed at appeal in February 2014 but the Inspector's decision was not made based on the site or the volume of proposed housing. These two planning appeals set an expectation that development of some description would happen outside of the existing SPA. Subsequently, in 2015 outline planning permission was granted for up to 139 units at Park Farm/Middle Field and full planning permission granted for 110 units at Drift Field, the cumulative delivery of which would more than meet Selsey's allocation in the Local Plan. Because of these developments, it will be necessary to move the boundary of the SPA to encompass these sites.

The new Settlement Boundary of Selsey Town is defined in Appendix I.

Policy 003

- Within the Settlement Boundary there is a presumption in favour of residential, employment, leisure and community development that will apply to proposals for developments that respect the setting, form and character of the settlement of Selsey and which comply with the requirements of the other policies of the development plan.
- Outside the Settlement Boundary development will not be permitted unless it is specifically and expressly supported by another policy of the development plan and complies with all other policy requirements of the development plan.

TEMPORARY AGRICULTURAL WORKERS



Background

Large scale farming plays a key role in the economy of Selsey Parish and as such the Neighbourhood Plan is looking to ensure that the needs of this business are supported. Within the countryside, outside the settlement policy boundary new dwellings will only be permitted where they meet a proven need to accommodate agricultural workers.

Policy 004

Land at Home Farm is allocated for development comprising temporary accommodation for agricultural workers.

Proposals for this site should:

- Minimise the impact of recreational disturbance on the Medmerry realignment and Pagham Harbour.
- Ensure that the site can be returned to its original condition when the intended use has ceased.

SOCIETY

Background

Community and social facilities play an important role in Selsey due to being located at the southern tip of the Manhood Peninsula. As a result, Selsey is relatively isolated from community and social facilities across West Sussex, resulting in the need to travel. Limited access to facilities within the region imposes travel and time cost on Selsey residents, and in the case of emergency services raises potential risks to health and wellbeing.

In addition to these policies, the Town Council is open to the idea of assuming responsibility for community facilities and open space within the settlement area that are currently owned or managed by the District and County Councils. With the aid of commuted funds, localised management of existing amenities would enhance the environment for the enjoyment of local residents. Any moves to make health and social care services more responsive to local need with community partnerships taking over certain aspects of delivery, should also be supported, where it is safe and sustainable to do so.

The Police and Fire and Rescue Services within the town operate from small and elderly premises. There is no permanent ambulance station within the town. Congestion on the B2145 has the potential to exacerbate delays to people within Selsey accessing emergency care. The provision of improved or new medical or health services will be supported.

Policy 005

Proposals for the provision of new medical or health services or for the refurbishment, modernisation or upgrading of existing medical or health premises, will be supported, subject to the other policies in the Neighbourhood Plan, Chichester Local Plan and the NPPF.

The Selsey Hall is a building of local historic importance and distinctiveness. The Hall was traditionally used as a cinema / theatre. The building should be conserved and enhanced in its existing form and the reuse of the building as a cinema / theatre will be supported. Reuse as a cinema / theatre will be the first preference for the site.

Policy 006

Development proposals for the conversion of the Selsey Hall will only be supported if it can be clearly demonstrated that:

- The use of the building as a theatre, cinema or performance space has been explored and is not financially viable.
- The proposal conserves and enhances the special interest and setting of the building.
- The proposal conserves and enhances key historic features of the existing building.

INFRASTRUCTURE

Open spaces:

The supply of recreational open space within Selsey is limited and these areas currently available are included in the Policies Map in Appendix II.

Oval Field has Village Green status and accordingly has all the rights and protections that such status confers. The Village Green is also included in the Policies Map in Appendix II.

Policy 007

The Neighbourhood Plan has identified the following as recreational spaces:

- The Recreation Ground – used extensively for Town Events including the annual Selsey Festival. It also incorporates the Selsey Town Cricket Pitch.
- Manor Green Park – used extensively for recreational activities, including a play area and a Sensory Garden.
- Lifeboat Green – used extensively for Town Events, including the Annual RNLI Lifeboat week.
- Hillfield Road Park – used extensively for recreational activities, including a play area and a dog exercise area.
- Selsey Allotments, Mill Lane – used by the well-established Selsey Allotment Society.
- Selsey Allotments, Park Road – used by the well-established Selsey Allotment Society.

Within these designated areas, development related to sport, open space, recreational and educational facilities will be encouraged.

Proposals for essential infrastructure (where essential relates to major utilities, coast protection schemes or security projects) will be supported in special circumstances, where the benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.

TRANSPORT

Background

Selsey only has a single point of access via the B2145. All forms of transport share this winding, single carriageway B Class road which for the final 2.5 miles is the only option for traffic accessing or leaving the town. Whether public or private, big, or small, vehicular, pedestrian or cycling everyone shares the same route.

With limited employment options, leisure and social facilities in the town, demand on the road is high. However, a traffic study undertaken on behalf of Selsey Town Council during 2014/2015 found that with two exceptions (a pinch point in Selsey High Street and the junctions with the B2166 and A27) the road is operating within capacity. Modelling also indicates that when taking into account the 249 houses identified within this Neighbourhood Plan, the road remains within capacity.

When accidents occur forcing the closure of the road, the town is isolated leaving the residents vulnerable. However, it is also recognised that the road offers something of a throttle to development and will ultimately dictate the maximum expansion possibility.

Therefore, the Neighbourhood Plan seeks only to enhance the road in the following ways:

- Increase safety measures for all users
- Reduce demand for travel by improving provision of services and facilities in the town
- Increase affordable transport options
- Make the road more traversable for regular users
- Retain secondary access for emergency vehicles via the alternative route

It does not seek the reclassification or major upgrading of the road.

ECONOMY

Background

Due to its location at the end of the Manhood Peninsula and approximately 8 miles to the nearest main employment centre, it is important for Selsey to be as self-sustaining as possible in terms of the local economy and employment opportunities. A key element of this will be the retention of employment opportunities within the town and further development of appropriate commercial property.

The seasonal effect of agriculture and tourism makes the retail economy extremely challenging with most retailers having to deliver 12 months revenue in 8-10 months. Despite frequent investment into the retail offering, the high street struggles to maintain a consistent capacity with some shops lying vacant for months or years and others only operating in conjunction with seasonality of trade.

The limited floor space of the 2 existing supermarkets in Selsey pushes prices up and restricts competition. The range of products on offer, forces families to commute to Chichester or have shopping delivered from the large hyper/supermarkets.

Unemployment in the town is above the local average and the skill base of those seeking work is either very sector specific or of a low skill level.

With limited opportunity for new employment or commercial land, the existing allocated sites should be protected.

Policy 008

The employment site shown on the map in Appendix II is allocated for employment uses.

Existing buildings within Use Classes A1-A5, B1, B2 and C1 should be retained or redeveloped for that use or similar commercial uses, unless it can be shown that there is no demand for the continued use and the site has been marketed continually and effectively for a period of 12 months.

Policy 009

Proposals for the development of new employment floor space, extension or alteration of existing premises, and/ or proposals which make more efficient use of under used employment sites and premises will be supported

ECONOMY

Retail Centres Policy

In addition to Selsey High Street, the small shopping precinct at Orchard Parade, East Beach and the ASDA and associated outlets at Park Farm are used by residents for their day to day shopping.

The protection of Selsey High Street and the Orchard Parade/East Beach shopping precinct are key to providing important local services. Artificial subdivision of the high street must be avoided and therefore it is recognised that changing shopping habits mean the high street may need to adapt in the future to ensure its long-term viability.

New retail developments in the town will be supported especially where benefit to the town can be demonstrated or where the provision of such facilities enhances the tourist offering or delivers enhanced community facilities.

Policy 010

Proposals for retail development in the identified centres, as shown on the Policies Map shown in Appendix II, will be supported.

Proposals for change of use from retail in the identified centres will only be supported where:

- There is no demand for continued retail use and the site has been marketed continually and effectively for such use for a period of 12-18 months.

Within Selsey this policy will apply to the identified retail centres:

- Selsey High Street between its junctions with West Street and Malthouse Road
- Orchard Parade/East Beach Shops
- ASDA and associated outlets at Park Farm

Policy 011

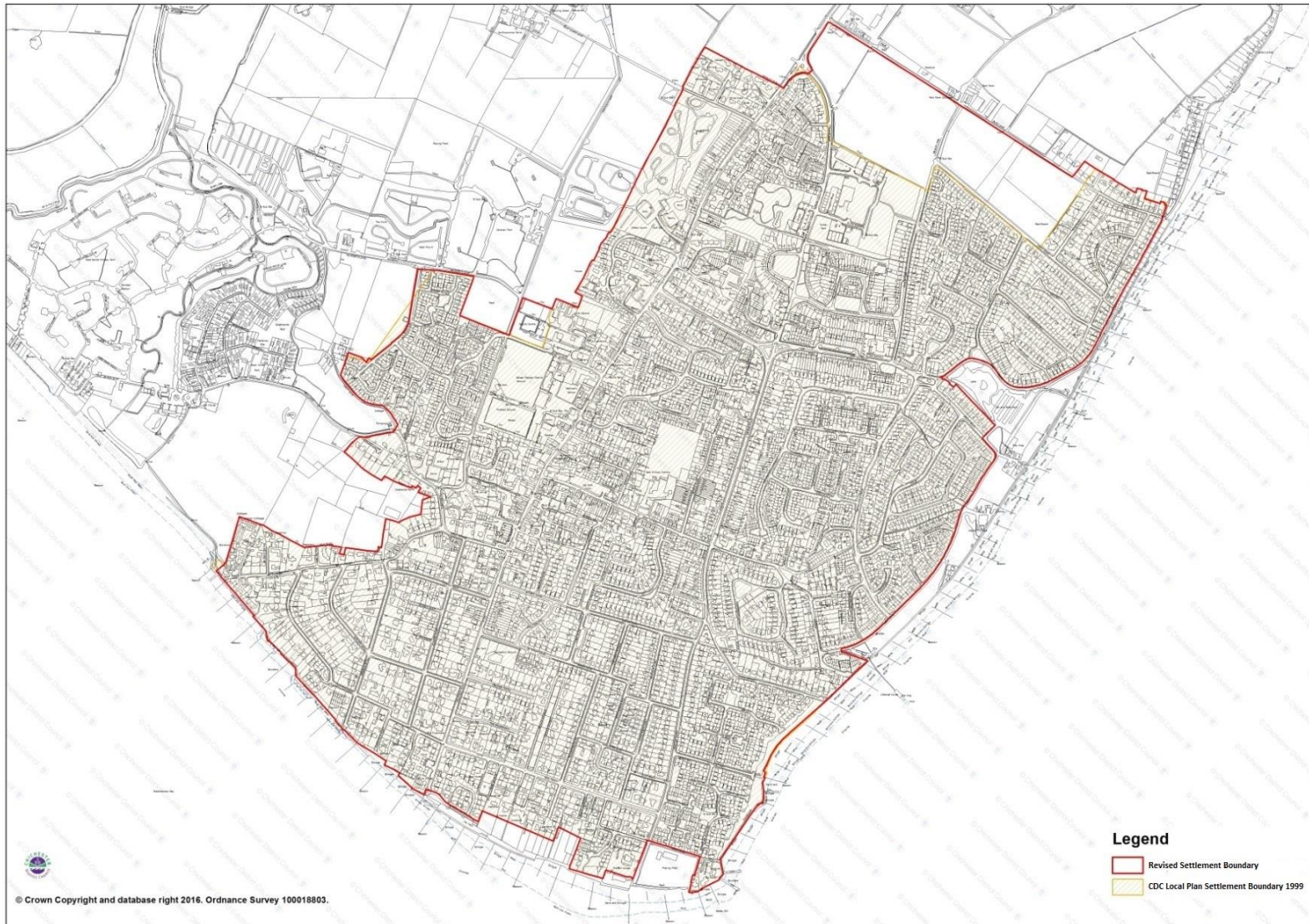
Proposals for new retail or commercial development will be supported provided it is demonstrated that it complies with all the relevant policies contained in the Neighbourhood Plan, Policies 26 and 29 of the Chichester Local Plan and where:

- The development delivers employment opportunity across a range of skillsets likely to be available in the town; and/or
- The development enhances the tourist offering; and/or
- The development delivers enhanced community facilities.

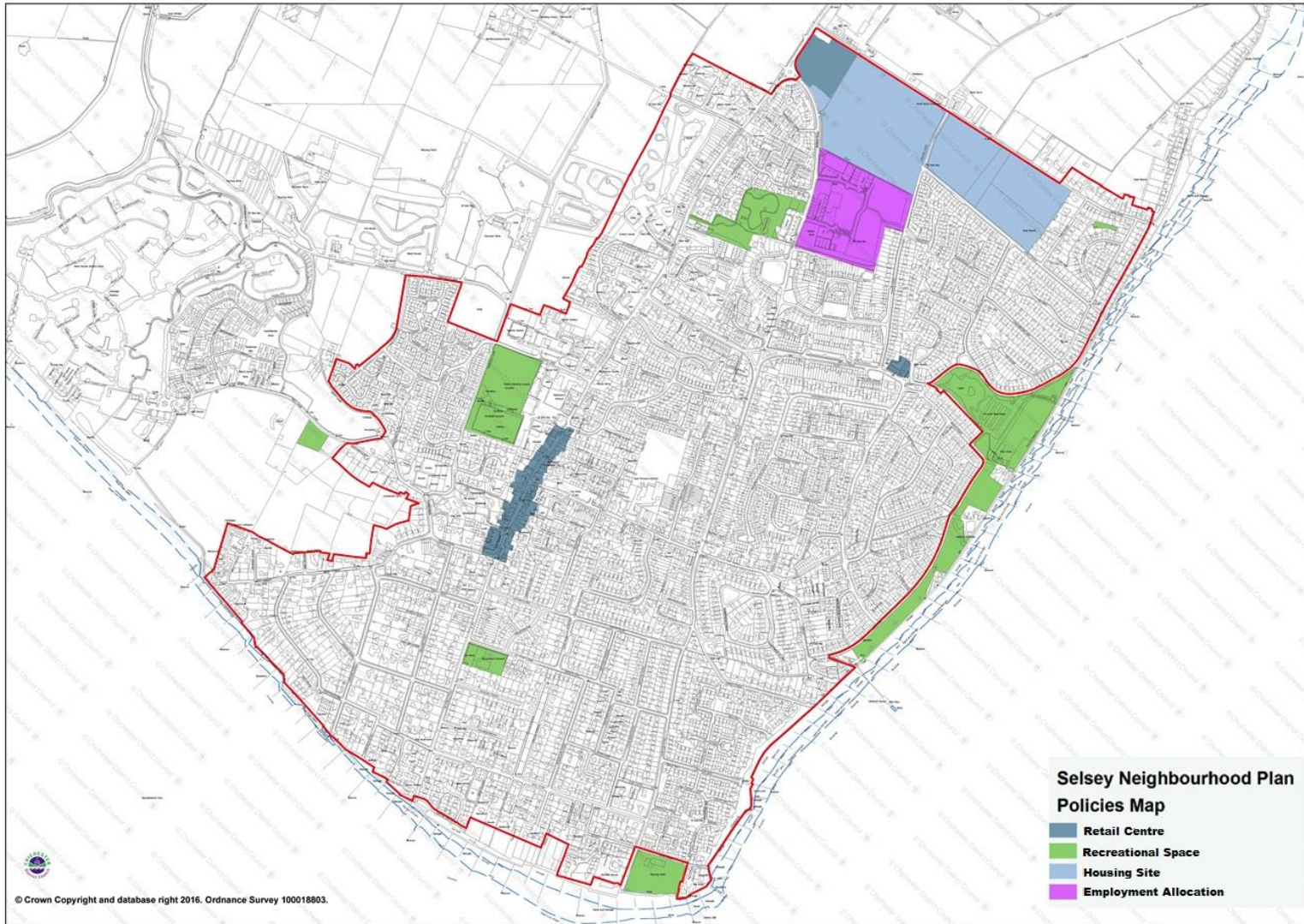
SUMMARY

In developing a Neighbourhood Plan, we have identified the large sites with planning permission which allow us to meet our requirements as set out in the adopted Chichester Local Plan in the period to 2029. We are unable to identify currently undeveloped brownfield sites which could be put to better use.

APPENDIX I – SELSEY SETTLEMENT BOUNDARY



APPENDIX II – SELSEY POLICIES MAP



APPENDIX III – SELSEY NEIGHBOURHOOD PLAN AREA



USEFUL ONLINE REFERENCES

1. CHICHESTER LOCAL PLAN: KEY POLICIES 2014-2029 – <http://www.chichester.gov.uk/newlocalplan>

IMAGES

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